

Attorney or Party Name, Address, Telephone &amp; FAX Numbers, and California State Bar Number

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**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA**

In re: MARIO ANTONIO PERAZA and CARMEN ARACELY  
 PERAZA, husband and wife,

Debtor(s).

FOR COURT USE ONLY

CASE NO.:

2:09-bk-20787-BB

**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: April 27, 2010

Time: 2:00 p.m.

Location: U.S. Courthouse, 255 E. Temple Street, courtroom 1668, Los Angeles, CA 90012

Type of Sale: ☒ Public ☐ Private

Last date to file objections:

Description of Property to be Sold: Single family residence commonly known as 3027 Iowa Avenue, South Gate, CA 90280, APN 6206-019-013 (the "Property" or "Subject Property").

Terms and Conditions of Sale: The Property will be sold (the "Sale") for at least \$315,000.00 (the "Sale Proceeds" or "Purchase Price"), on an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies. The Sale is subject of overbid (see below).

Proposed Sale Price: \$315,000.00

Overbid Procedure (If Any): Overbids are requested to be in increments of \$2,000.00 and it is requested that the Sale to an overbidder close within thirty (30) days of the entry of the order approving the Motion. The Motion further requests that any overbidder tender a bid deposit of \$9,450.00 in the form of certified funds to Neiman Realty at least seven (7) days before the Sale Motion Hearing; in the event that said overbidder is approve by the Court.  
 If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Wesley H. Avery, CLS-BROQUEMORE, PRINGLE & MOORE, INC.6055 E. Washington Blvd., Ste. 500Los Angeles, CA 90040wavery@rpmlaw.comTel No.: (323) 724-3117Fax No.: (323) 724-5410Date: April 2, 2010

In re MARIO ANTONIO PERAZA and CARMEN ARACELY PERAZA, husband  
and wife,

CHAPTER: 7

Debtor(s).

CASE NO.: 2:09-bk-20787-BB

**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
6055 E. Washington Blvd., Ste. 500  
Los Angeles, CA 90040

A true and correct copy of the foregoing document described as Notice of Sale of Estate Property  
will be served or was served (a) on the judge  
in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On April 2, 2010 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

☒ Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served):

On \_\_\_\_\_ I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on April 6, 2010 I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

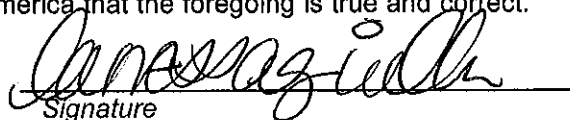
Hon. Barry Russell  
Bin outside of Ste. 1660  
(via attorney service)

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 6, 2010  
Date

VANESSA GUILLEN  
Type Name

  
Signature

Notice of Sale of Estate Property

In re MARIO ANTONIO PERAZA and CARMEN ARACELY PERAZA,  
husband and wife,

Debtor(s).

CHAPTER: 7

CASE NO.: 2:09-bk-20787-BB

**ADDITIONAL SERVICE INFORMATION** (if needed):

Wesley H Avery wavery@rpmlaw.com

James T King ecfnofices@kingobk.com

John J Menchaca ca87@ecfcbis.com;igaeta@menchacacpa.com

Kelly L Morrison kmorrison@rpmlaw.com

United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov